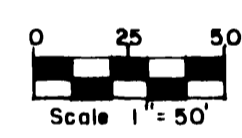
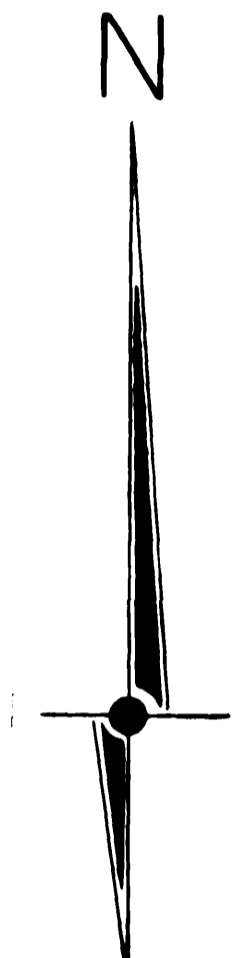
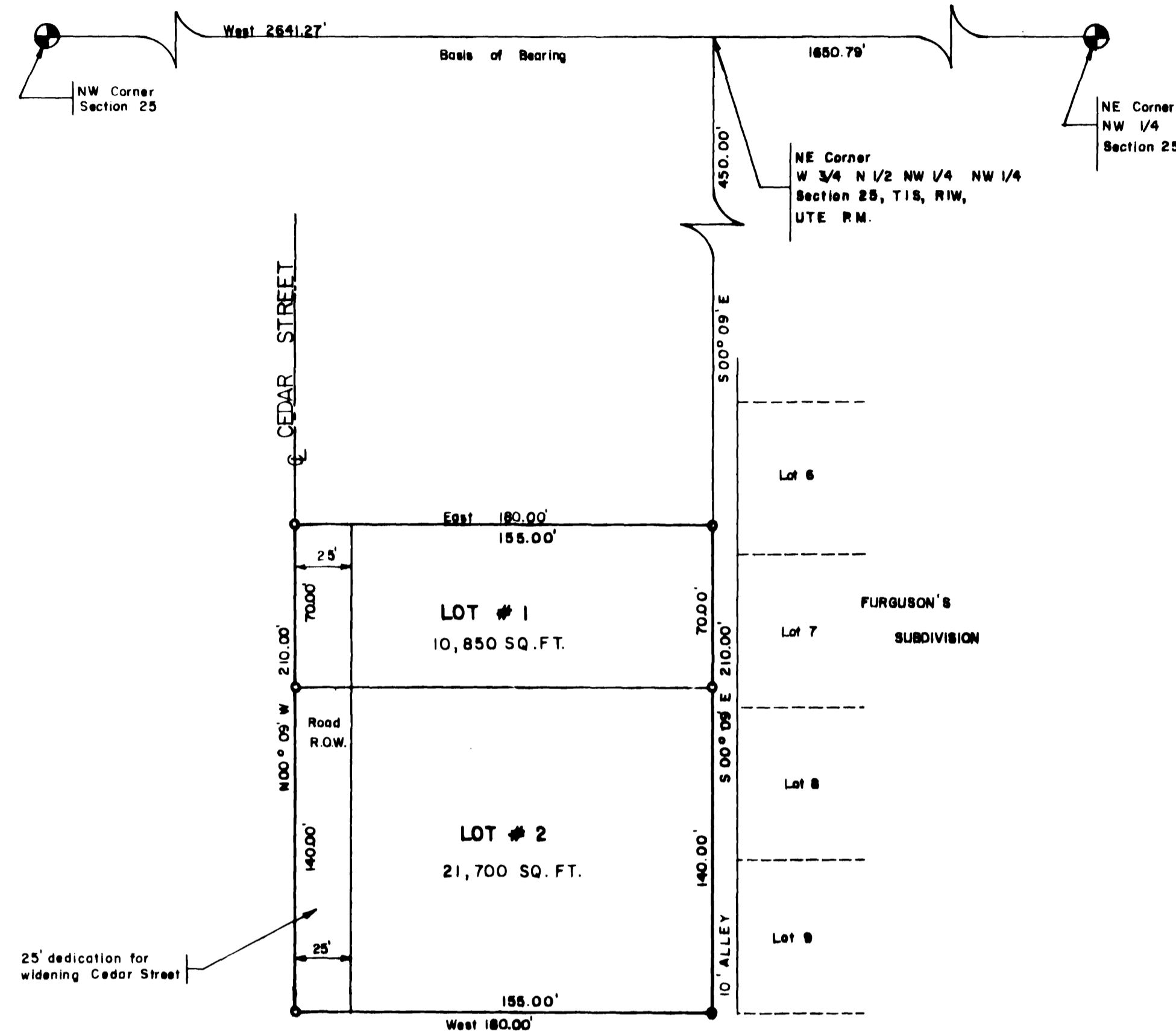


TRAYNOR SUBDIVISION



SCHMIDT SUBDIVISION

LEGEND

- Mesa County Brass Cap
- Pin B. Cap Set Mk'd Armstrong PE&LS. 11441

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Roy L. and Mary Holman Traynor are the owners of that real property situated in the County of Mesa, State of Colorado, and lying in a part of the NW 1/4 of Section 25, T1S, R1W, UTE Principal Meridian, as shown on the accompanying plat thereof, Said plat being more specifically described as follows:

Beginning at a point which is S00° 09' E 450.00 feet from the NE Corner, W 3/4, N 1/2, NW 1/4 NW 1/4, of Section 25, T1S, R1W, UTE Principal Meridian; Thence S00° 09' E 210.00 feet; thence West 180.00 feet; thence N00° 09' W 210.00 feet; thence East 180.00 feet to the point of beginning, containing 0.868 acres, more or less

That the said owners have caused the said property to be laid out and surveyed as TRAYNOR SUBDIVISION, a subdivision of a part of the County of Mesa, City of Grand Junction,

That the owner does hereby dedicate and set apart all streets as shown on the accompanying plat to the use of the public forever, and hereby dedicate those portions of said real property which are labeled as utility easements as a perpetual easement for the installation and maintenance of utilities and drainage facilities including but not limited to electric lines, gas lines, and telephone lines together with the right to trim interfering trees and brush, together with the perpetual right of ingress and egress for the installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

That all expenses for installation of utilities referred to above for grading, landscaping, and for street improvements shall be financed by the seller or purchaser—not the city of Grand Junction.

IN WITNESS WHEREOF, said owners, Roy L. and Mary Holman Traynor have subscribed their names this 2nd day of July A. D. 1976.

Roy L. Traynor
Roy L. Traynor

Mary Holman Traynor
Mary Holman Traynor

STATE OF COLORADO)
COUNTY OF MESA) ss The foregoing instrument was acknowledged before me this 2nd of July A. D. 1976 by Roy L. Traynor and Mary Holman Traynor.

My commission expires: May 28, 1978

Witness my hand and official seal. Edward H. Gierke
Notary Public

CLERK AND RECORDERS CERTIFICATE

State of Colorado)
County of Mesa) ss
I hereby certify that this instrument was filed in my office at 11:35 O'clock AM SEP 15 AD, 1976, and is duly recorded in Plat Book No. 11 Page 217, Reception No. 1116711

Earl Sawyer 10.00
Clerk and Recorder Deputy Fees

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered land surveyor in the state of Colorado, do hereby certify that this survey was made under my direct supervision and that this plat represents said survey.

Wayne H. Lizer
WAYNE H. LIZER L.S. No. 14113

Approved for content and form only and not to the accuracy of surveys, calculations or drafting, pursuant to C.R.S. 1973, 38-51-101-102.
BY: Tom P. Head Date: 9-15-1976
Mesa County Surveyor

CITY APPROVAL

This plat of Traynor Subdivision, located in the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 18 day of August A.D. 1976 by:

K. H. Palmer William C. Bopp
Utilities Coord. Committee President of Council

Donald H. Wainwright Gene L. Success
City Planner Grand Junction City Planning Commission, Chairman

Ronald P. Rish
Grand Junction City Eng.

Dennis E. Wyrwicki
Grand Junction City Manager

	ARMSTRONG ENGINEERS ENGINEERING-SURVEYING CONCRETE & SOILS TESTING	
	1" = 50'	TRAYNOR SUBDIVISION
	6/7/76	
	C.L.M.	
W.H.L.	SHEET of	